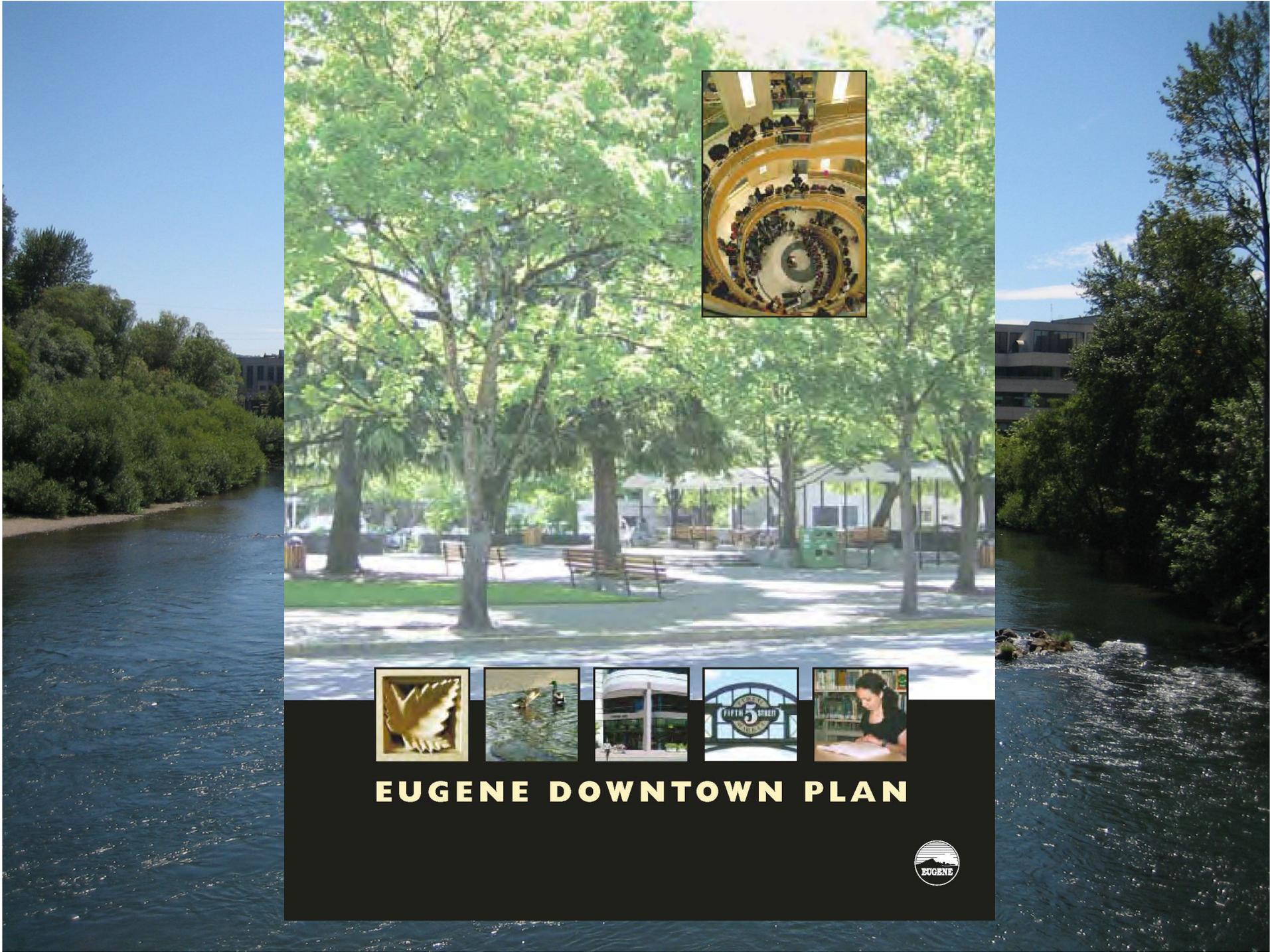


# Riverfront Property Update

July 2014

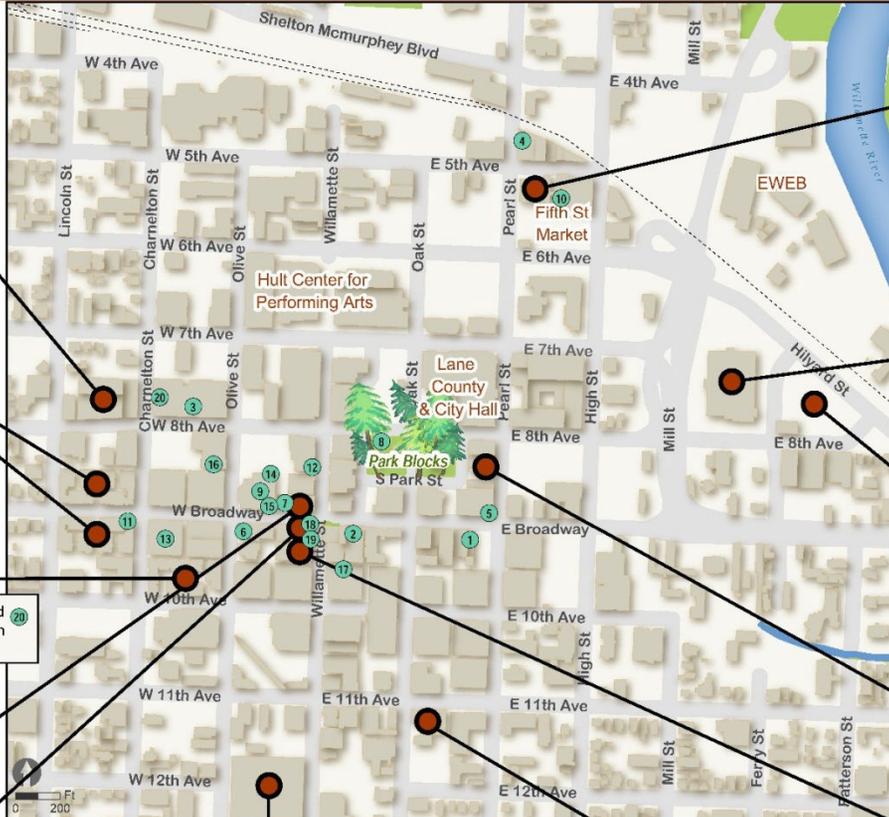




# EUGENE DOWNTOWN PLAN



# Downtown Eugene



A. WestTown on 8th



B Broadway Place



C. Lane Community College



D. Broadway Lofts



E. Broadway Commerce Center



F. 13th & Olive



G. Aurora Building



H. Woolworth Building



L. Inn at the 5th



K. Wayne Morse Federal Courthouse



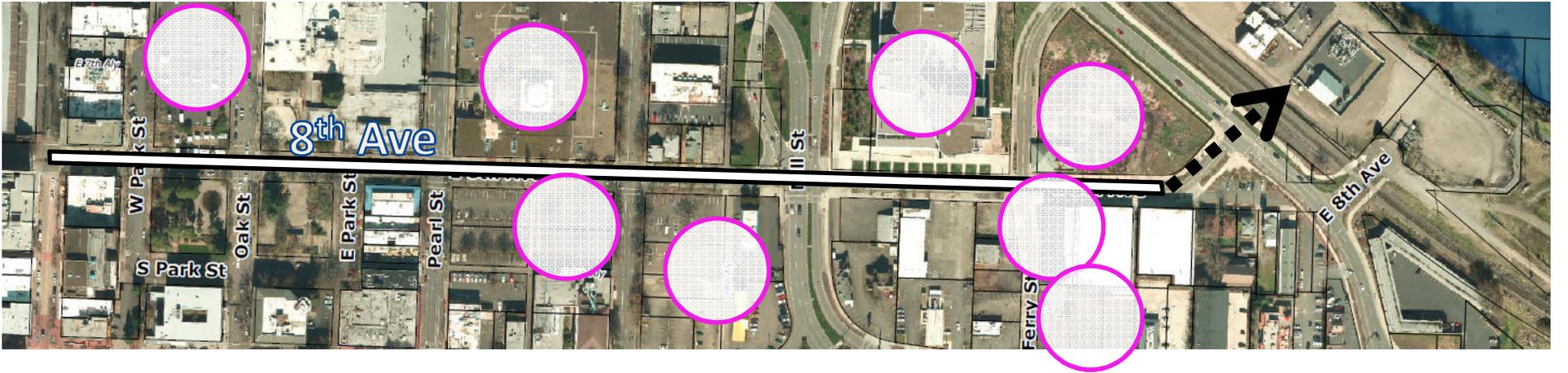
J. Northwest CCU



I. Park Place Apartments

















# EWEB REDEVELOPMENT GOALS

- ❖ **Create Long-lasting Community Value**
  - high quality development meeting community vision
- ❖ **Maximize Financial Return for Ratepayers**
  - remove barriers to redevelopment
- ❖ **Get it Done!**





## Key Master Plan Components

- **Redevelopment blocks w/residential component**
- **New street connections to site interior and riverfront open space**
- **‘Restaurant Row’ and retail opportunities**
- **Continuous bike path and protected riparian park**
- **Cultural Landscape w/adaptive re-use of buildings and historical interpretive sites**

- **Public Open Space**
- **Primary Paths + Boardwalks**
- **Redevelopment Blocks / Private Open Space**
- **Restaurant Row**
- **Riverfront Street / Great Loop**
- **Secondary Streets**
- **Water Features**
- **Public Plazas + Gathering Spaces**

# Public Involvement in

# Master Plan Design



# Conceptual Parks & Cultural Landscape Program

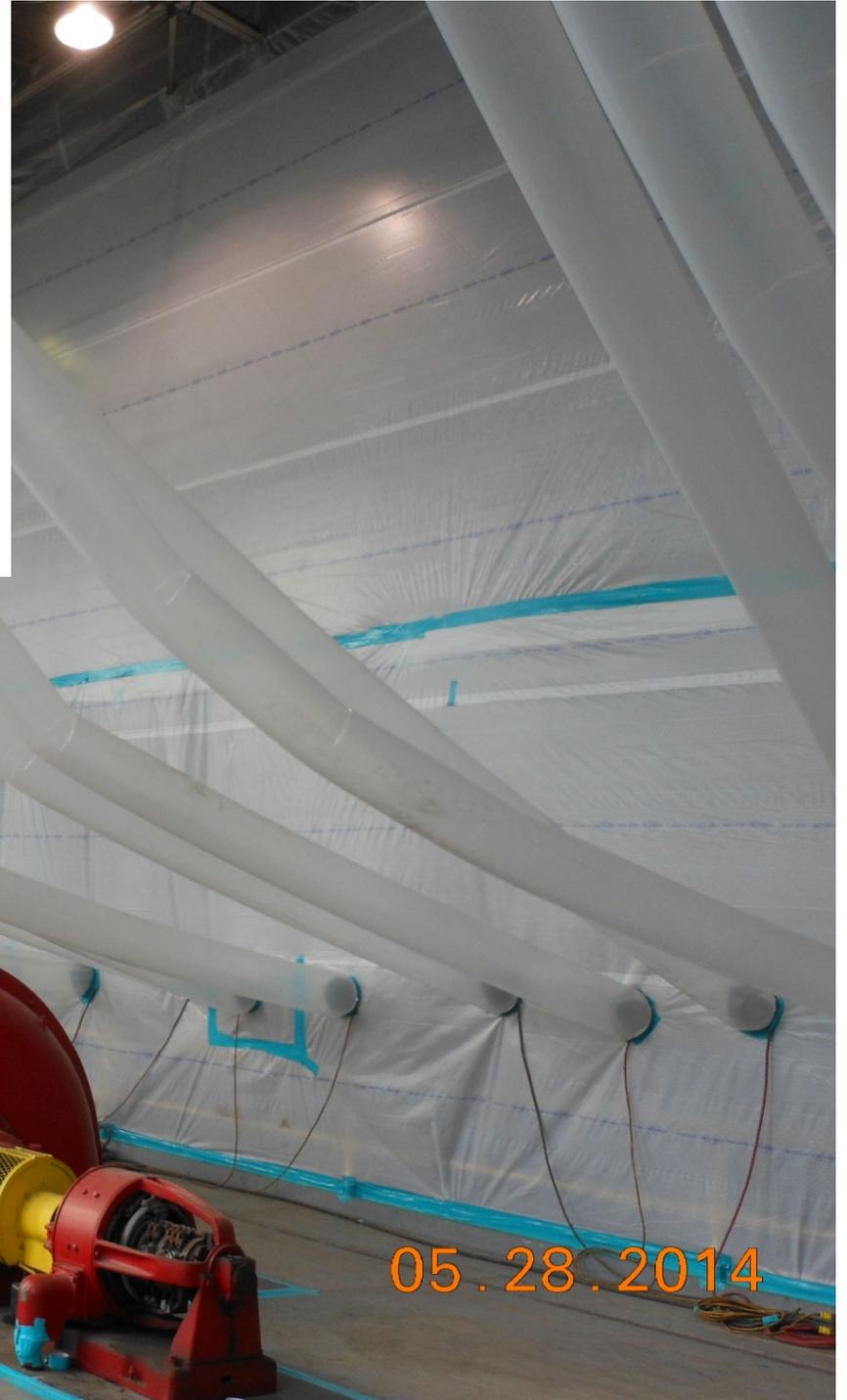
## Features per Riverfront Master Plan include:

-Green streets, paths and river overlooks;

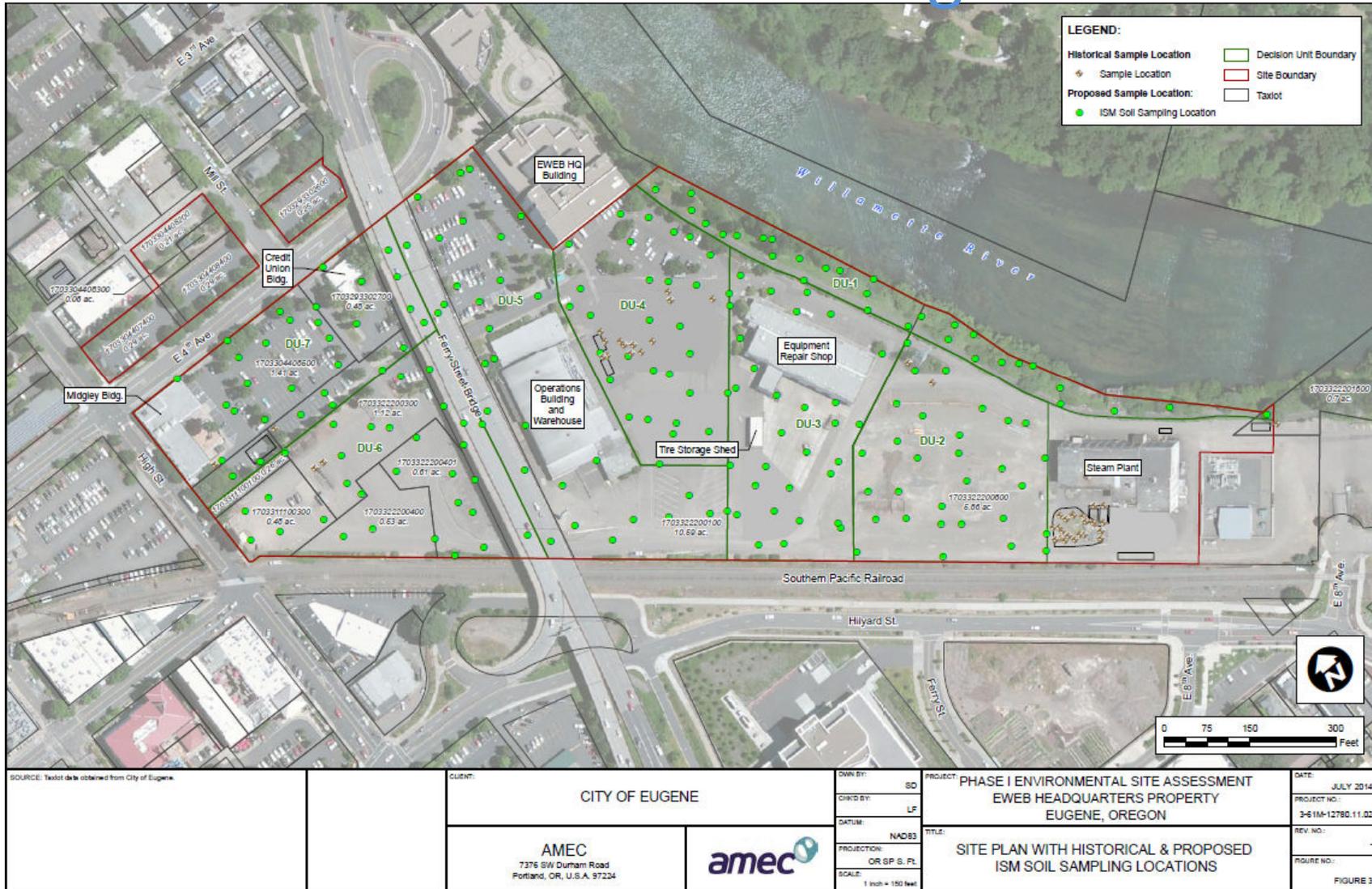
- new parks, plazas and boardwalk area;

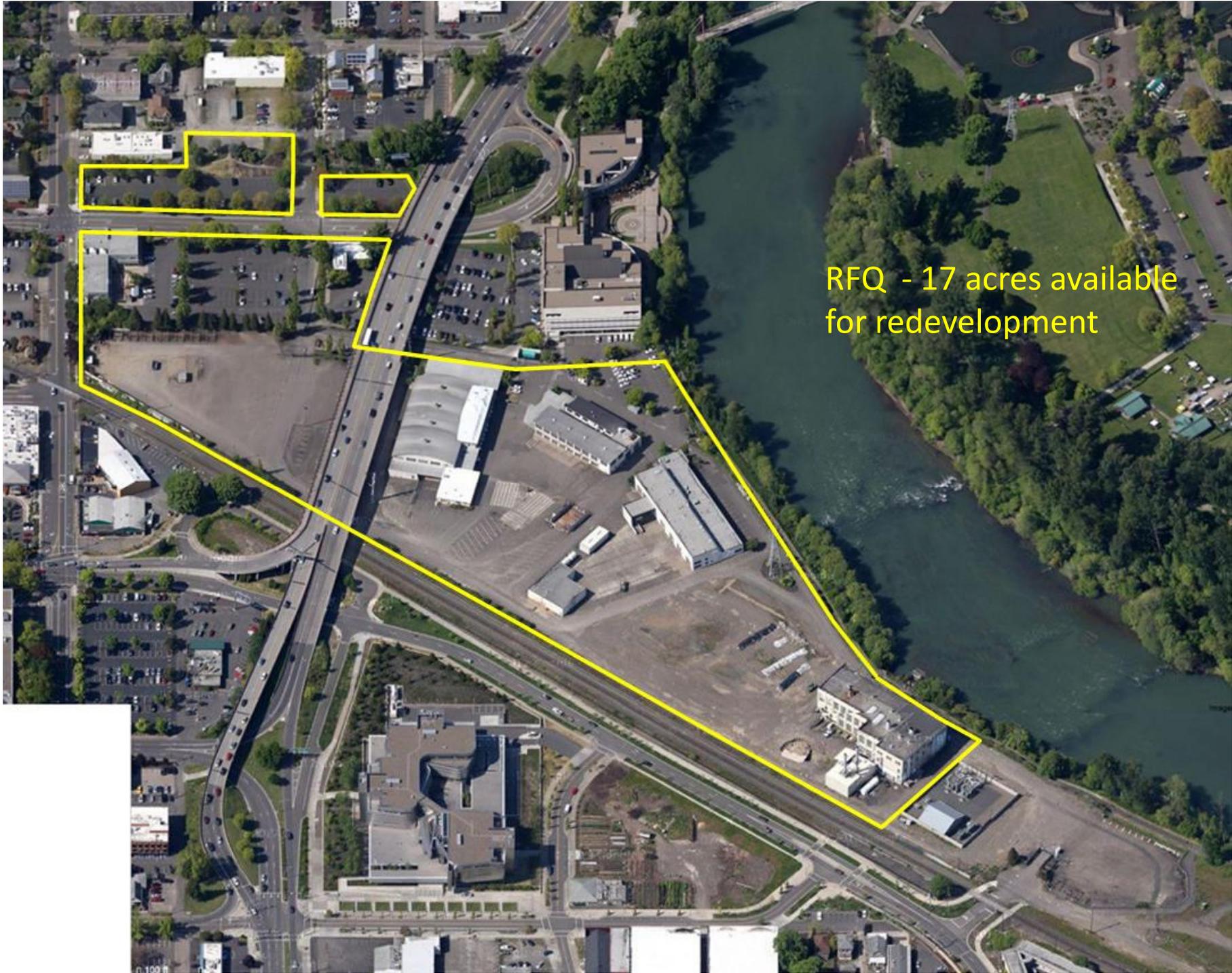
- locations for interpretive signage & historic artifacts.





# Brownfield Grant for Environmental Investigation





RFQ - 17 acres available  
for redevelopment

# RFQ Evaluation Criteria

1. Principle team members depth of experience
2. Team's financial capacity & ability to secure necessary funding commitments
3. Comparable previous development experience
4. Preliminary development concept consistent with EWEB goals/master plan
5. Clarity of development approach and next steps if selected as master developer

# Trammell Crow Company

- with GBD Architects (Portland), and local firms Pivot Architecture, Cameron McCarthy, and Cogito.



# UO Foundation

- Spectrum Development Solutions (Seattle) as master developer, with Rowell Brokaw Architects, PWL Partnership (Vancouver, BC) and local developers Harris Hoffman, Mark Miksis, & Hugh Pritchard.



# Williams/Dame & Associates

- with Otak (engineering and urban design), Bridge Housing Corporation, North American Senior Living and Zelman Development Companies.





# Finalist Presentations

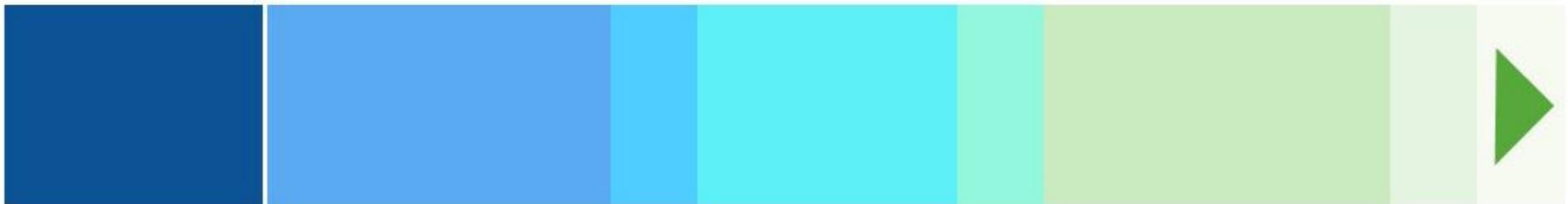
## July 30 @ EWEB North Building

### INTERVIEW SCHEDULE

<b>Trammell Crow Company</b>	<b>2:45 pm – 4:00 pm</b>
<b>Williams &amp; Dame</b>	<b>4:30 pm – 5:45 pm</b>
<i>Dinner Break</i>	
<b>UO Foundation</b>	<b>6:30 pm – 7:45 pm</b>

# Timeline

2014										2015							
mar	apr	may	jun	jul	aug	sep	oct	nov	dec	jan	feb	mar	apr	may	jun	jul	aug



**SOLICITATION**

**EVALUATION**

**NEGOTIATION**

**IMPLEMENTATION**

# Questions?

